

PEARSON'S CROSSINGS (Northeast Richmond MSA)

Delivering a First-Class Retail Development to the Mechanicsville Market in Hanover County, VA



Deploy Development Group and Strathmore Real Estate Group are co-developing 18 +/- commercial acres at the northwest corner of US 301 (Chamberlayne Rd) and New Ashcake Road in Mechanicsville, VA (Northeast Richmond). The retail development will contain seven (7) Lots. Currently 5 Lots are available for Ground Lease, Build to Suit or Sale and 1 Lot will offer a Retail Building of 10,000 SF which will feature a Drive-thru, Walk-up window and vanilla shell bays. This development project is currently referred to as Pearson's Crossings, which will feature excellent visibility with over ¼ mile of frontage on US 301 and over 600 feet of frontage on New Ashcake Road.



Pearson's Crossings is currently surrounded by well established communities such as Kings Charter, Ashcreek, Knollwood, Milestone and Foxhead. Several upcoming new residential developments are underway which will result in 1,648 new units such as Caldwell Park's Ashbury 232 Luxury Apartments & 185 Townhomes, Stag's Leap & Stag's Trail of 144 Single Family Homes & Townhomes, Rutland Grove with 115 Single Family Homes, Giles with 525 Single Family Homes & Townhomes and several more within the immediate area. Pearson's Crossings is also situated south and east of 4,277 public school students who attend 6 of Hanover County's School System all within a 1-mile radius. A planned Publix shopping center has been approved across the street in the mixed-use development project of Caldwell Park. The retail synergy of this signalized intersection is progressively expanding and will support the increasing population.



Within a 3-mile radius reflects a median household income of \$144,097 and is known for attracting growing families and homeowners who work and or desire easy access to Richmond yet reside to a quieter place they call home. These families look to this Mechanicsville Market for its highly rated school system, new residential and retail developments as well as outdoor recreation. This Trade Area offers a mixture of urban and rural environments. I-295 is just within 2.5 miles southwest of the Pearson's Crossings project and I-95 is 3.5 miles west. Due to Hanover County excellent traffic infrastructure - downtown Richmond and other major employment centers, such as the new Wegmans distribution center of 1.2 million SF as well as the nearby Hanover Municipal Airport are all easy commutes.



DEPLOY DEVELOPMENT GROUP LLC
BUILDING FOR THE FUTURE

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RICHMOND MSA

SITE

MECHANICSVILLE BOUNDARY MAP

RICHMOND

HANOVER COUNTY VIRGINIA

HANOVER COUNTY

MECHANICSVILLE

RICHMOND

STATE OF VIRGINIA



PEARSON'S CROSSINGS

(Richmond MSA) 1 Mile Radius

RETAIL SITE – NORTHEAST RICHMOND / CENTRAL HANOVER COUNTY, VA

- Sheetz Convenience Store – Ground Lease
- 10,000 SF Retail Building and 5 Lots

Pearson's Crossings is located within several new residential developments and numerous public schools all within a 1-mile radius.

LOCATION:

The property is located in Mechanicsville, an unincorporated region of Hanover County. The site is at the northwest corner of the signalized intersection at US 301 and New Ashcake Road, which both are strong thoroughfares in this market.

LOCAL PUBLIC SCHOOLS

Pearson's Corner Elementary School - .4 mile west (584 Students)

Oak Knoll Middle School – .5 mile north (902 Students)

Hanover High School – .7 mile north (1,464 Students)

Kersey Creek Elementary School – 1.9 miles northwest (677 Students)

The Georgetown School – 2 miles northwest (400 Students)

The Hanover Center for Trades & Technology – 2 miles northwest (250 Students)

Total 4,277 Students within 1 mile

TRADE AREA

Several attractions to this immediate 1-mile radius include high median household incomes of \$124,079, growing families, a great transportation network, highly credited schools and up-scale housing.

Additional Local Interests within 1 mile:

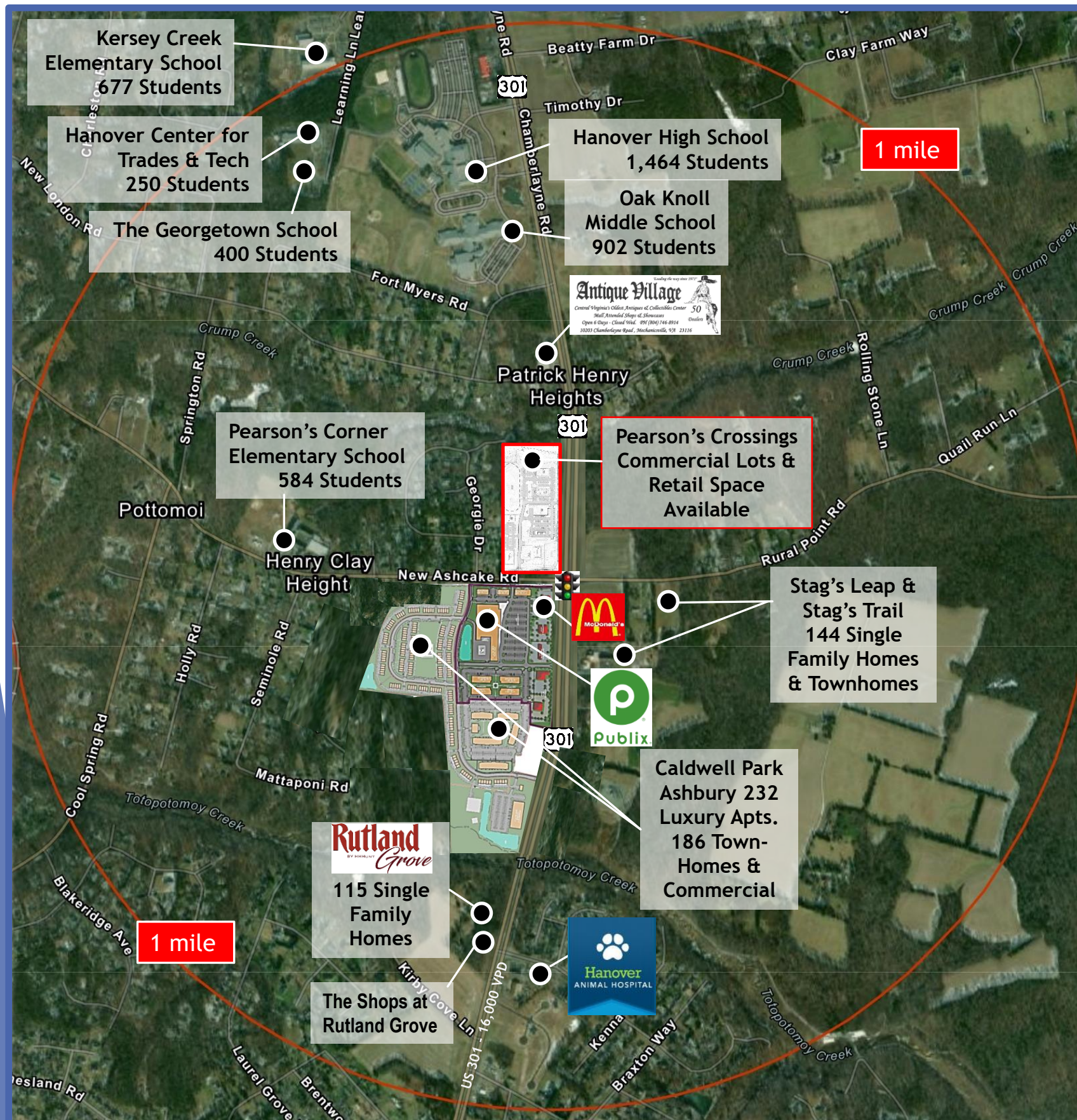
Caldwell Park (Mixed-use development)

- 186 Townhomes & 232 Luxury Apartments
- 30 acres Commercial Development (Offices & Retail)
- New Publix shopping center approved across the street
- McDonald's, Taco Bell and Heartland Dental coming soon

Stag's Leap & Stag's Trail – 144 New Single-Family Homes & Townhomes

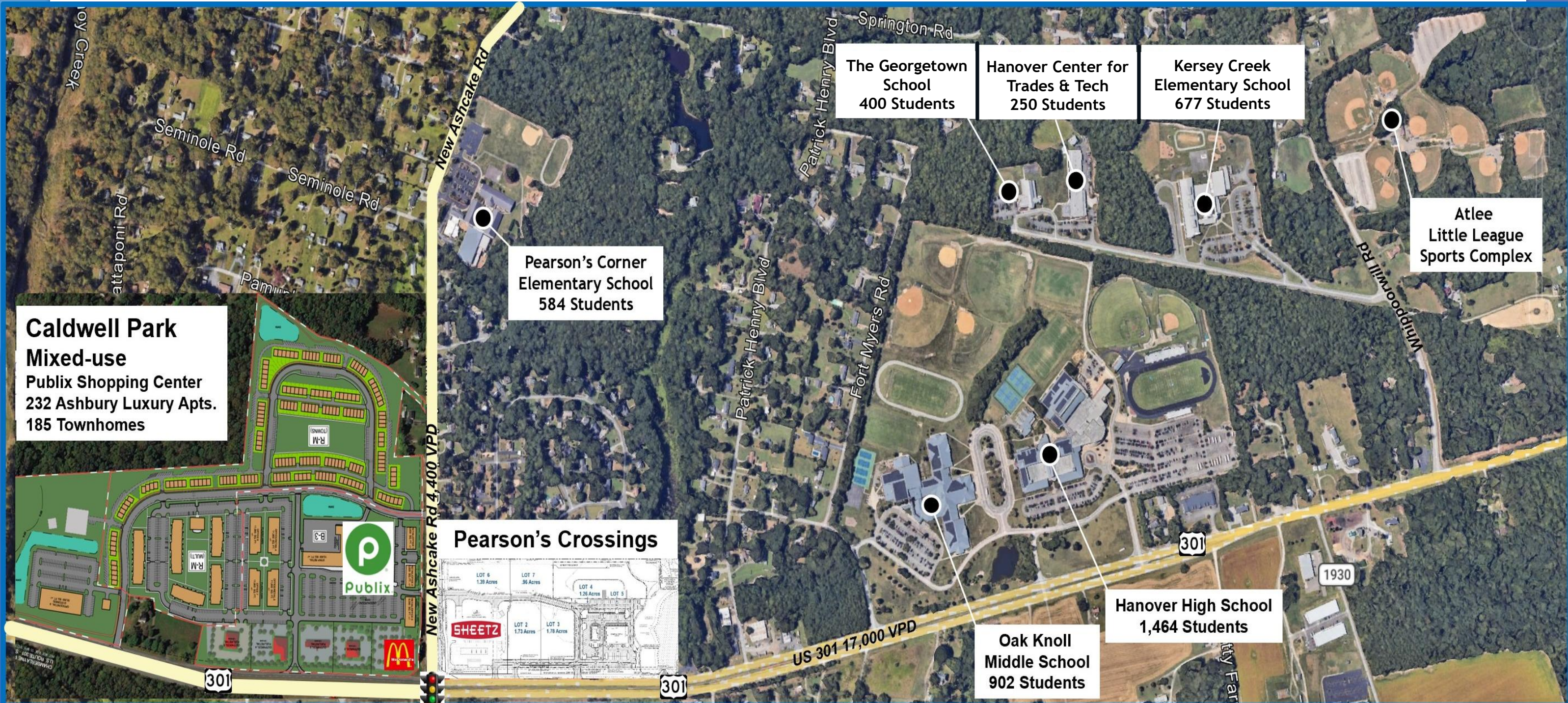
Rutland Grove – 115 Single Family Homes

The Shops at Rutland Grove – Game Day Grille, Grit Coffee, INDIGO SPA, Hanover Mercantile, & more
Hanover Animal Hospital



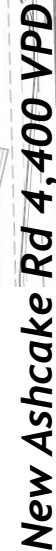
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New Retail Development Opportunity

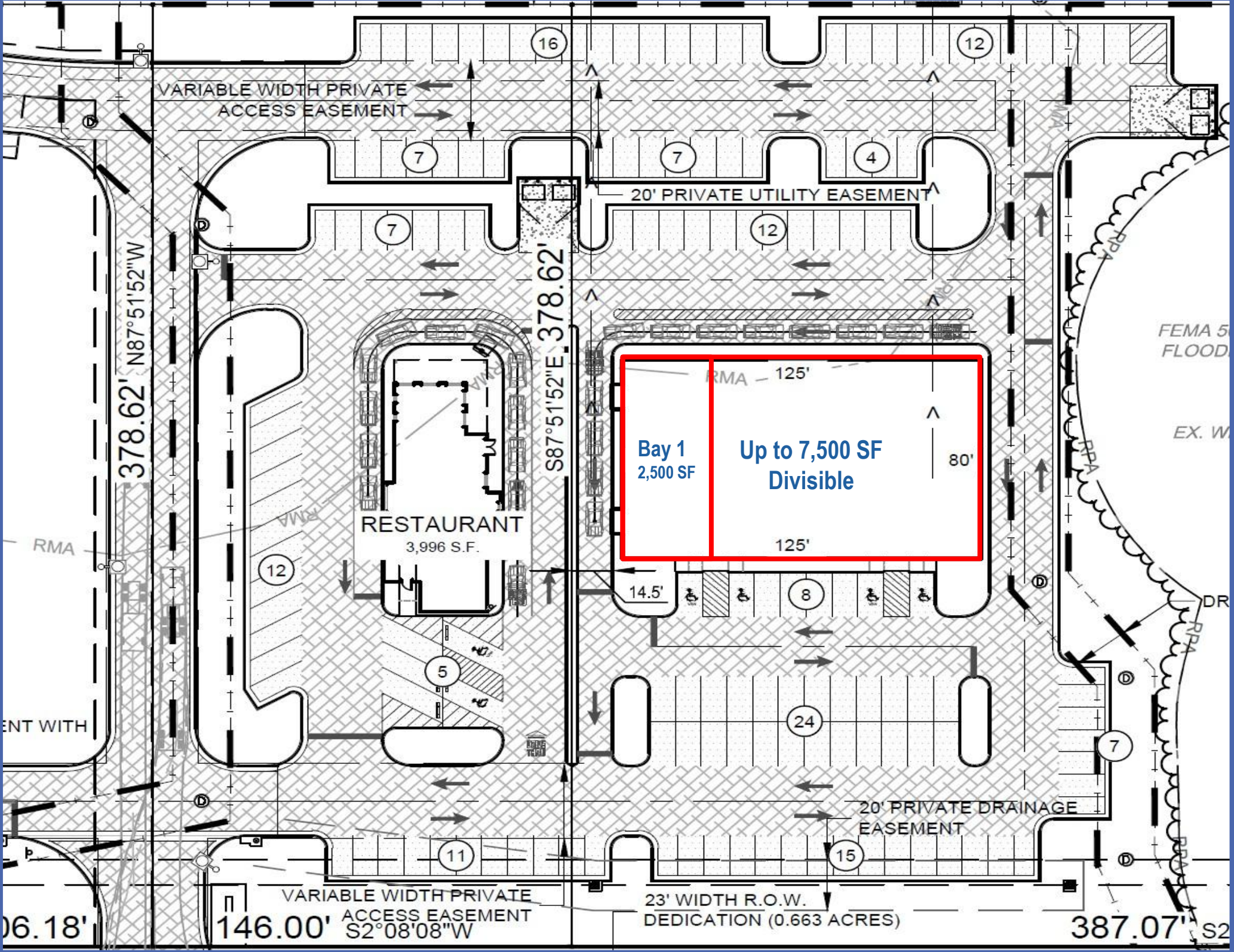
(Commercial Lots can be combined and adjusted in size)



AVAILABLE	SIZES ARE ADJUSTABLE
LOT 1	Under Contract Ground Lease
LOT 2	1.73 Acres 190' x 398' MOL
LOT 3	1.78 Acres 206' x 378' MOL
LOT 4	1.26 Acres 146' x 378' MOL
LOT 5	Retail Building 10,000 SF Lot is 268' x 378' MOL
LOT 6	1.39 Acres 388' x 157' MOL
LOT 7	.96 Acres 243' x 173' MOL

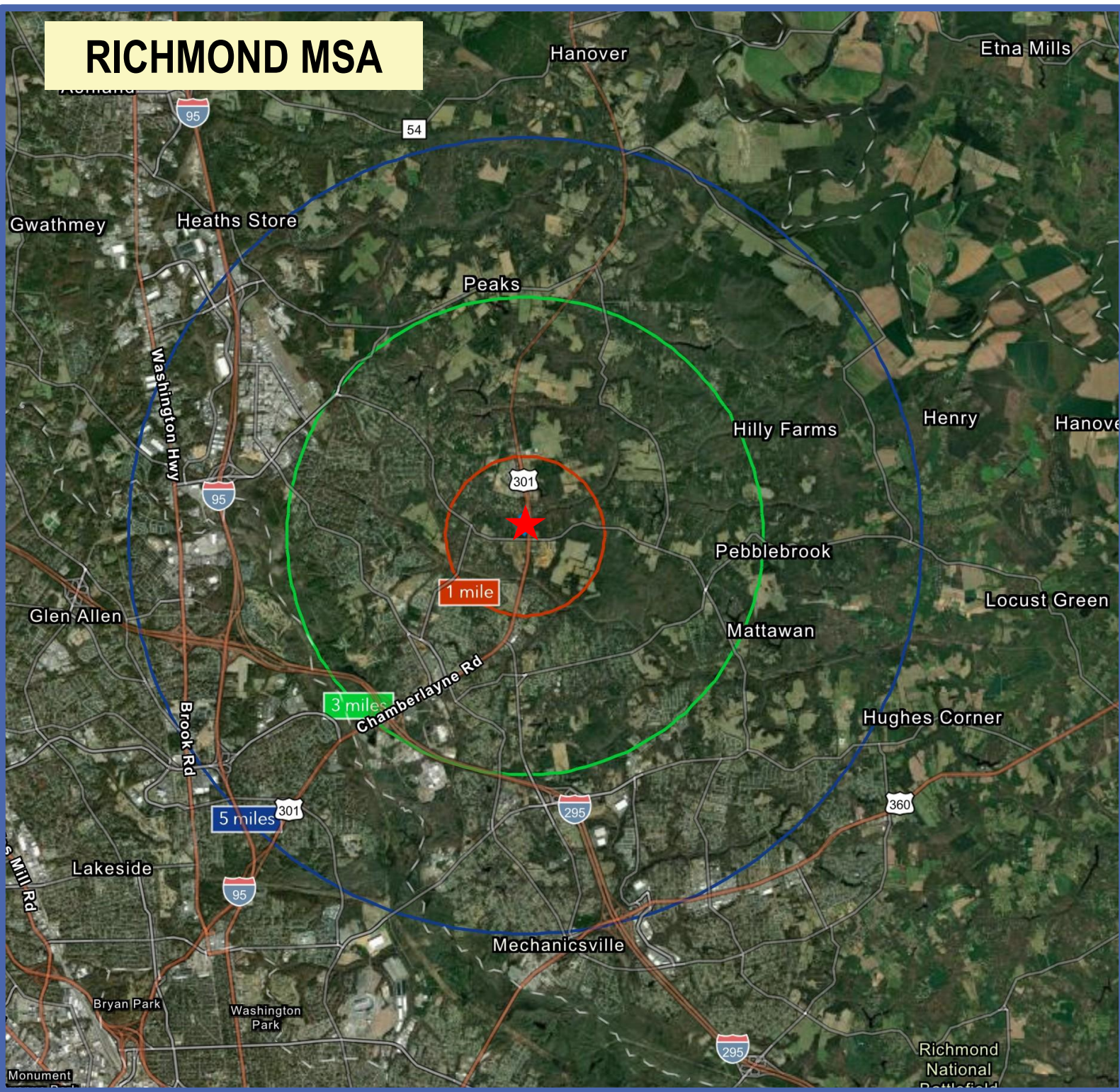
RETAIL BUILDING I 10,000 SF – Vanilla Shell Bays Available

(Bays can be combined and adjusted in size)



AVAILABLE	SIZES ARE ADJUSTABLE
BAY 1 31.25' x 80'	2,500 SF with Drive-thru
Bay 2 31.25' x 80'	2,500 SF
Bay 3 31.25' x 80'	2,500 SF
Bay 4 31.25' x 80'	2,500 SF with Walk-up window





1-3-5 MILE DEMOGRAPHICS

2025 Esri Community Profile	1 Mile	3 Mile	5 Mile
Total Population	1,743	29,941	63,649
Daytime Population	1,597	19,847	62,038
Median Household Income	\$124,079	\$144,097	\$117,859
Average Family Size	3.26	3.15	3.08

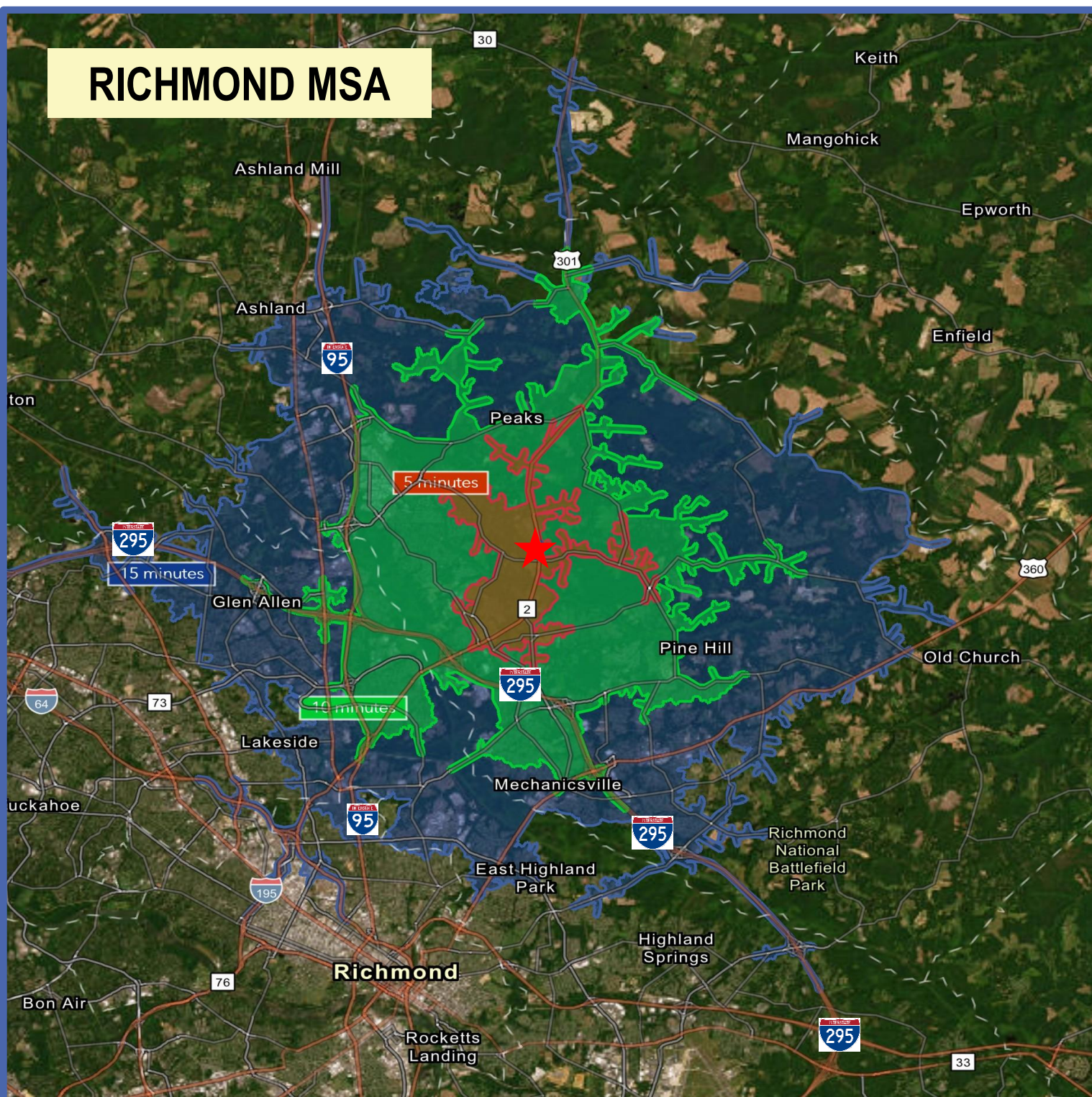


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RICHMOND MSA



5-10-15 MINUTE DRIVE TIME RADIUS DEMOGRAPHICS

2025 Esri Community Profile	5 Minutes	10 Minutes	15 Minutes
Total Population	7,459	48,373	139,532
Daytime Population	5,175	41,576	127,557
Median Household Income	\$136,805	\$125,931	\$99,045
Average Family Size	3.15	3.07	3.10



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